

Minutes of the  
Idaho Real Estate Appraiser Board  
July 12, 1999

The Idaho Real Estate Appraiser Board meeting was called to order at 9:00 a.m., Monday, July 12, 1999 at Ameri Tel Inn, 333 Ironwood, Coeur d'Alene, Idaho.

Roll Call:     Ruby Stroschein, Chairman  
                  Paul Morgan, Vice Chairman  
                  Doyle Pugmire, Secretary  
                  Ed Morse, Board Member

Bureau Staff: Carmen Westberg, Bureau Chief  
                  John Kersey, Supervising Investigator

Absent, Excused: Gordean Briggs, Board Member

Minutes

Moved by Ed Morse, seconded by Paul Morgan and carried that the minutes of the May 17, 1999 board meeting and May 25, 1999 board meeting and June 21, 1999 conference call be approved.

Carmen Westberg

Ms. Westberg reviewed the current real estate appraiser fund balance, which is \$146,662.00.

Ms. Westberg discussed with the board possible filing of "Amecius Brief" in subsidized housing AO-14 of USPAP and legal fees incurred. No board action at this time.

Discussion was held regarding the possibility of each board member reviewing complaints on a rotation basis. The board member would not be involved in the adjudication of those cases in which they are involved.

Motion by Ed Morse, seconded by Paul Morgan, to identify a portion of case backlog work with the investigator and/or prosecution. Cost of travel and staff to be considered in upcoming budget, develop a criteria certification and establish a check list for board members involvement for objectivity of their actions. Doyle Pugmire abstained pending checking with the state agency he is employed by.

Kirsten Wallace, Deputy Attorney General, Investigative and Prosecution Report

Kirsten Wallace, Deputy Attorney General, unable to attend the meeting, submitted a written report of her recommendations regarding action on complaint files:

Moved by Ed Morse, seconded by Doyle Pugmire and carried REA-L2A-01-99-014, dismiss this complaint without further action.

Moved by Ed Morse, seconded by Paul Morgan and carried REA-P3-04-99-005, Kirsten Wallace send a cautionary letter to respondent, then dismiss the complaint without action.

Moved by Ed Morse, seconded by Paul Morgan and carried REA-L1A-03-97-017, request that Kirsten Wallace check on other disciplinary action taken in cases similar, then report back to the board for discussion of disciplinary action.

Presentation of two (2) anonymous complaints. Moved by Ed Morse, seconded by Doyle Pugmire and carried that Case #A be investigated.

Case #B was discussed with concern expressed about the content of the complaint. The complaint is tainted with a lot of emotion and vulgar language. The Board requests that Kirsten Wallace check the legal statutes on the possibility of removing the letter of complaint from the appraisal report, then assign for investigation. Moved by Ed Morse, seconded by Doyle Pugmire proceed with investigation and pro review.

#### Complaint Report

John Kersey reported that to date twenty (20) complaints have been received for 1999.

A total of thirty-seven (37) complaints were received, fifteen (15) remain under investigation and/or pro review.

Six (6) from 1996 are open and under pro review.

Two (2) anonymous complaints have been received for the board's review.

Three (3) complaints have been under legal review since the board's last meeting.

#### Reciprocity

Roger Hales, Administrative Attorney, unable to attend the meeting, submitted a memo for the Board's review regarding reciprocity. Moved by Ed Morse, seconded by Doyle Pugmire and carried to have Roger Hales establish reciprocity with Washington, Montana, Utah and Oregon, with the exception of "Appraisal Assistants". The Board requests that the Bureau find the reciprocity agreement with the state of Wyoming. The Board authorizes the Board Chair to execute reciprocity agreements with these states after legal discussion with counsel.

#### Open Book State Law Examination Questions

The open book state law examination questions were reviewed. No board action at this time.

#### The Chicopee Group, USPAP Course

The Board reviewed the letter submitted to them by Carl Dutch, USPAP course instructor from the Chicopee Group, regarding Idaho not approving their course for either continuing education credit or licensing/certification credit. Letter to be sent under signature of the Board Chair informing Mr. Dutch that his letter does not respond to the Board's concerns that USPAP materials were not covered for the hours required in their USPAP course, and, the Appraiser Advocacy Coalition materials are not approved as a portion of the required fifteen (15) hours of USPAP. Until such time as this matter is resolved, their course will not be accepted.

#### Election of Officers

Moved by Ed Morse, seconded by Paul Morgan, carried by Ruby Stroschein to elect Paul Morgan as Chair, Doyle Pugmire, Vice Chair and Ruby Stroschein as Secretary.

## Rules Effective July 1, 1999

Question was presented to the Board by Dee Ann Randall, Board Secretary, regarding implementation of rules effective July 1, 1999 on the changes in the experience requirements for certified residential and certified general appraisers and how Rule 299.03.b. can be applied. Moved by Doyle Pugmire, seconded by Paul Morgan and carried that the Board authorizes the Bureau to proceed with temporary/proposed rule making to change Rule 350.02.b. to read, in part, "The applicant must accumulate a minimum of two thousand five hundred (2,500) hours of real estate appraisal experience in not less than ~~twenty-five~~ thirty (~~25~~) (30) months." Rule 400.02.b. change to read, in part, "The applicant must accumulate a minimum of three thousand (3,000) hours of appraisal experience in not less than ~~thirty-six~~ (~~306~~) months."

## Lee and Grant Company Educational Courses

Lee & Grant educational offerings for continuing education credit will be reviewed and approved or not approved by Ed Muehlbach, Education Committee Chairman. Educational offerings for licensure/certification will be reviewed by the Board at their next scheduled meeting.

## Continuing Education

The following were reviewed by the Board for continuing education credit:

National Association of Real Estate Appraisers: only one course was approved, the remainder of the courses were only one hour in length; to receive credit they must be at least two hours.

Moved by Ed Morse, seconded by Doyle Pugmire and carried that the 118 hours continuing education submitted by Weston Loegering for continuing education credit for renewal of license are not approved.

Michael Sprute continuing education application approved.

Terrence A. Otte continuing education, Ruby Stroschein will check on some components of his continuing education application.

James W. Thomason, CGA-217, must obtain continuing education plus USPAP with test in order to obtain licensure. He must have someone else sign off on all appraisals until he has a current license.

Ed R. Humphries, CRA-1. Moved by Ed Morse, seconded by Paul Morgan and carried that a letter be sent to Mr. Humphries explaining that because the letter to him in February, 1995 did not provide the correct year in which his continuing education hours would be due, the Board will allow him until June, 2000 to complete the continuing education requirement of 45 hours. He will also be required to meet an additional 45 hour requirement prior to renewing his license for the year 2002.

Moved by Ed Morse, seconded by Paul Morgan and carried that the Board adopt the policy of the Appraiser Qualification Board's requirements on distance education. The Board will not review home study courses or correspondence on an individual basis as it relates to continuing education. Policy will be part of the Board Policies Manual (C-99-7-12(2)).

New policy: No repetitive courses allowed for pre-certification, nor will they be allowed for continuing education within the three (3) year cycle. Policy will officially be part of the Board Policies Manual (C-99-7-12(3)).

Moved by Paul Morgan, seconded by Ed Morse and carried that the Board appoint an education review/advisory committee for the purpose of recommending appraisal courses for pre-certification and continuing education offered by non-foundation course providers. Course materials and instructor qualifications must be submitted ninety (90) days prior to the educational offering. Approvals valid for not more than two (2) years on non-foundation providers. All USPAP providers must show evidence of completing AQB instructor course.

New Official policy C-99(7-12) that replaces (Not officially adopted policies) C-91(1-7), C-95(7-17), C-95(10-23), C-96(9-16), C-96(1-22) and C-97(5-16).

Applications Reviewed

The Board approved two (2) applications for certification/licensure without examination and three (3) applications for examination.

The Board authorized the issuance of the following certificates/licenses to these individuals having met the educational and experience requirements and passing an examination required by the Board.

Licensed Residential

Thomas Mullaney III	LRA-333
Shari Cutshall	LRA-336

Certified Residential

Paul Sondgeroth	CRA-334
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Certified General

Robert Sprinkel	CGA-335
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Meeting adjourned at 5:00 p.m.

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Ruby Stroschein, Chairman

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Paul Morgan, Vice Chairman

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R. Doyle Pugmire, Secretary

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Gordean Briggs

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Ed Morse

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Carmen Westberg, Chief  
Bureau of Occupational Licenses

Signed & Approved 9/20/99